

Four Reviews

Assessing the Region's Progress
July 2006

Bay Area
Smart Growth Scorecard
2006

AT RISK:
The Bay Area Greenbelt
2006 Edition

Blueprint Learning
Forging Consensus on
Metropolitan Growth and Development

Elisa B. Bour

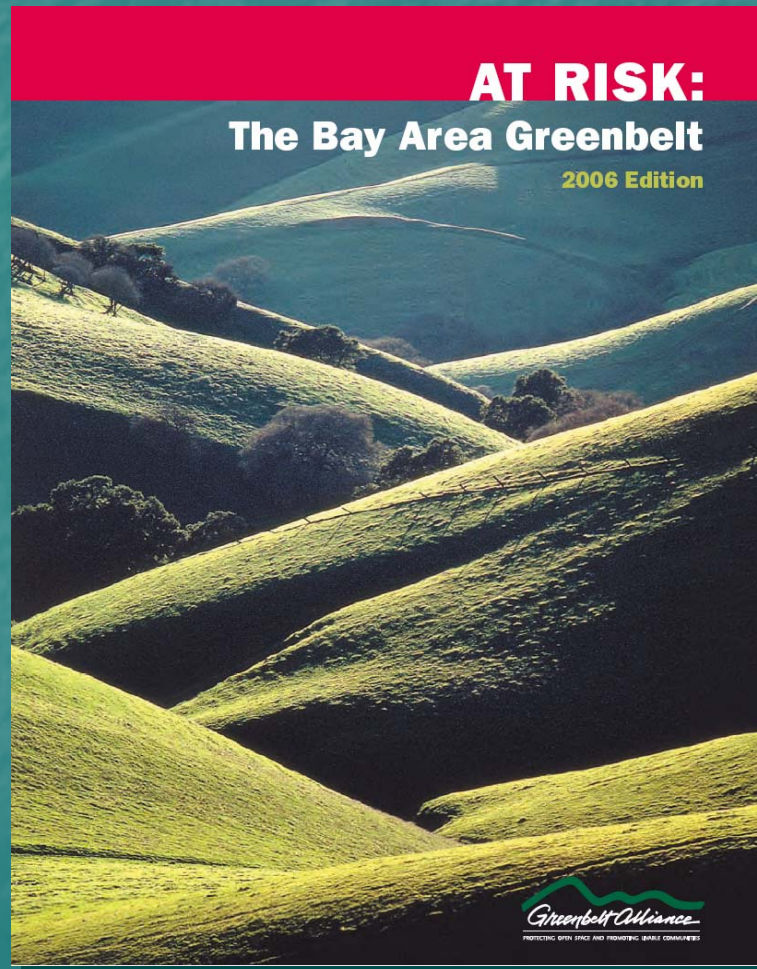
A background report for the Blueprint Learning
by the California Department of Transportation
to the group on May 12, 2006.

June 21, 2006

A Place to
Housing in the
San Francisco Bay Area

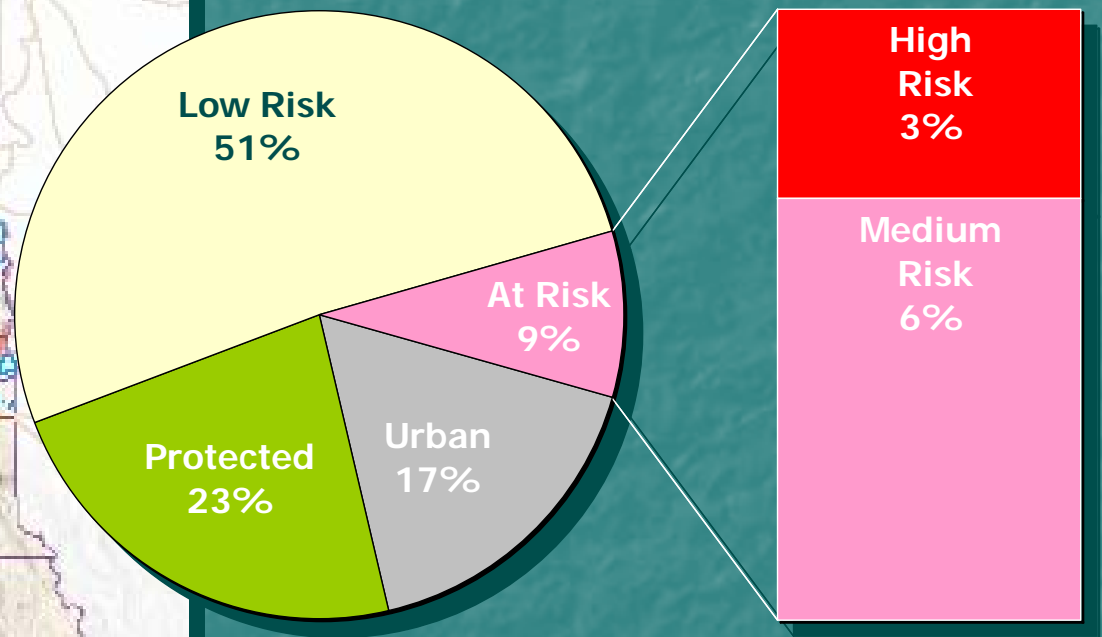
Association of Bay Area Governments

1. At Risk



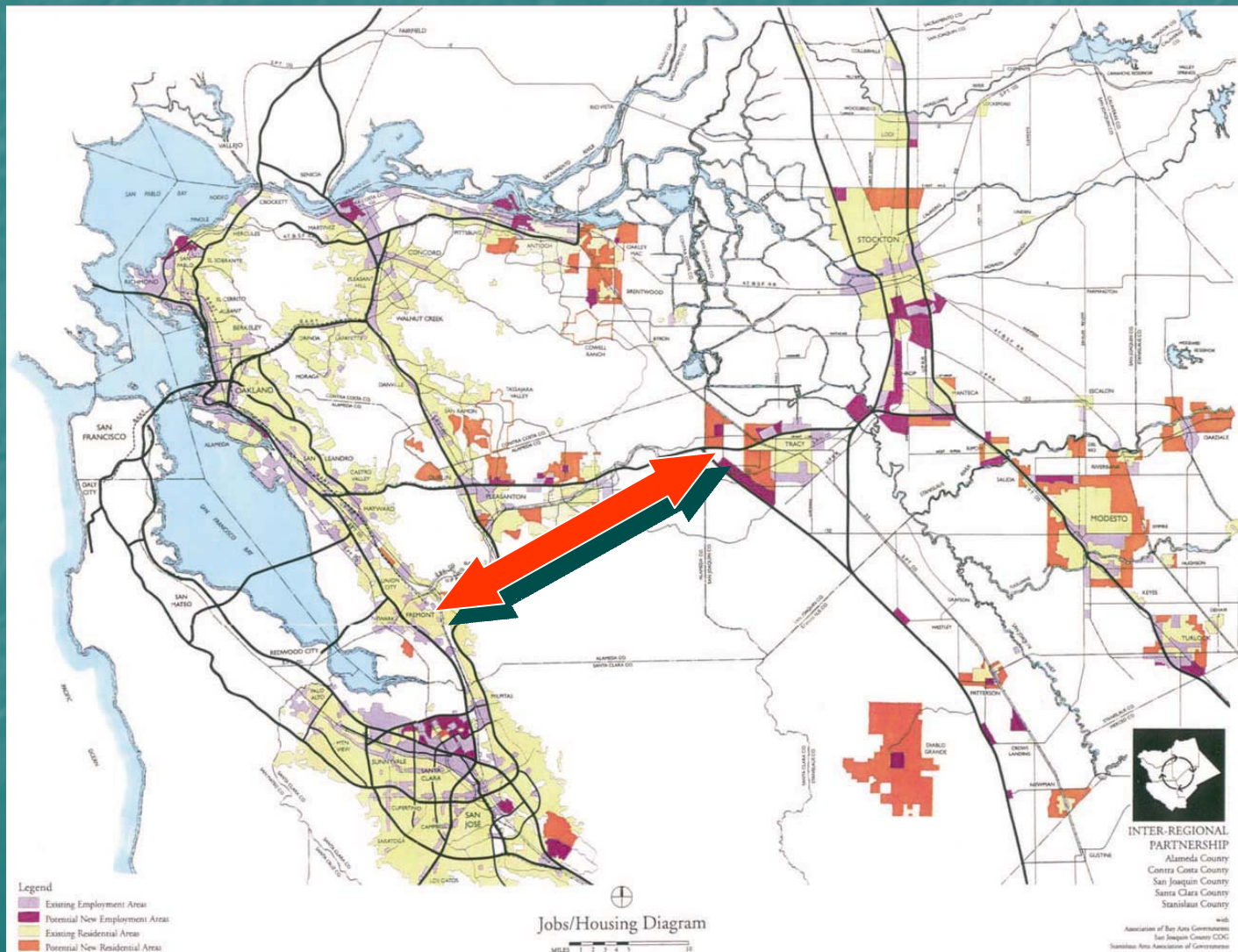
- Glass is half empty:
 - Development pressures at the edge threaten greenbelt
 - At risk area is 13 times size of San Francisco
 - Particularly at risk: Contra Costa & Solano
- Glass is half full:
 - Growth boundaries
 - Permanent protection

Bay Area Lands



Room to Grow?

Drive 'til you qualify



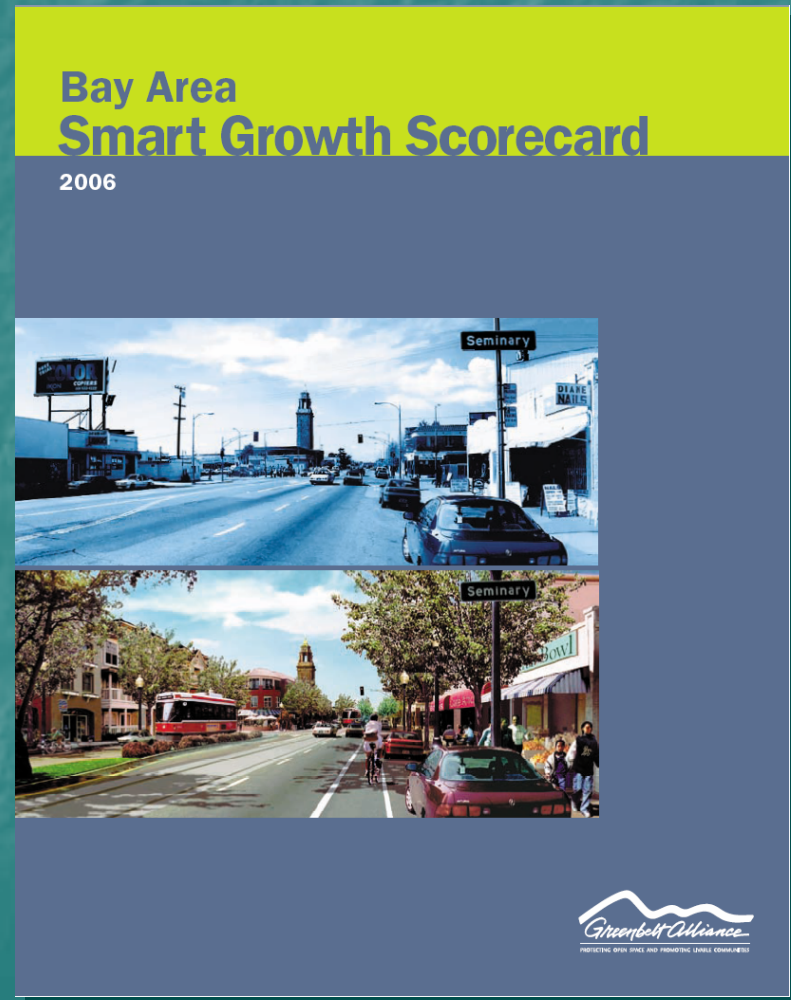
Parcelization

- Breaks up productive farmland
- Fragments habitat
- Chews away at infrastructure
- Makes eventual development at urban densities more difficult

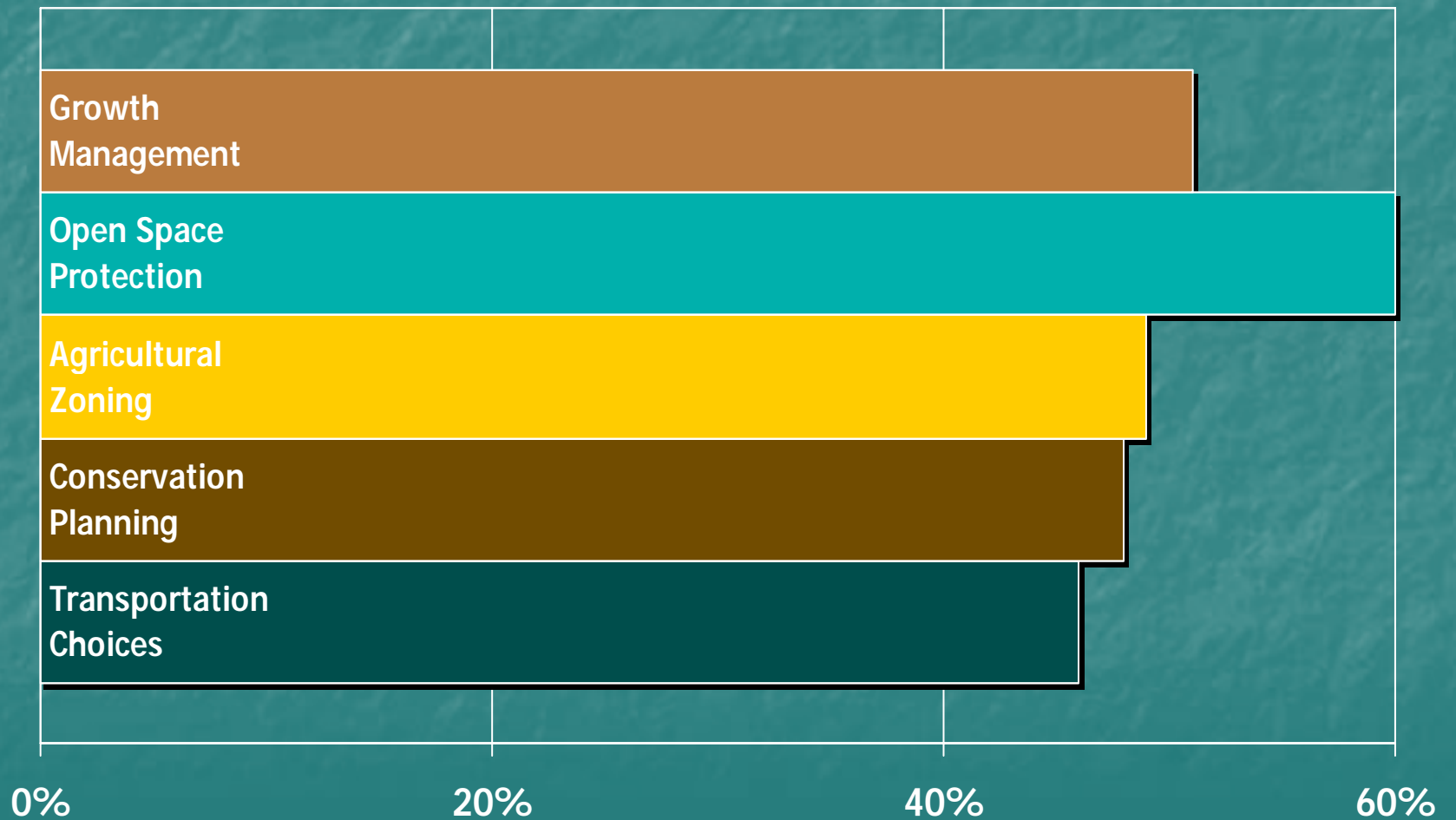


2. Smart Growth Scorecard

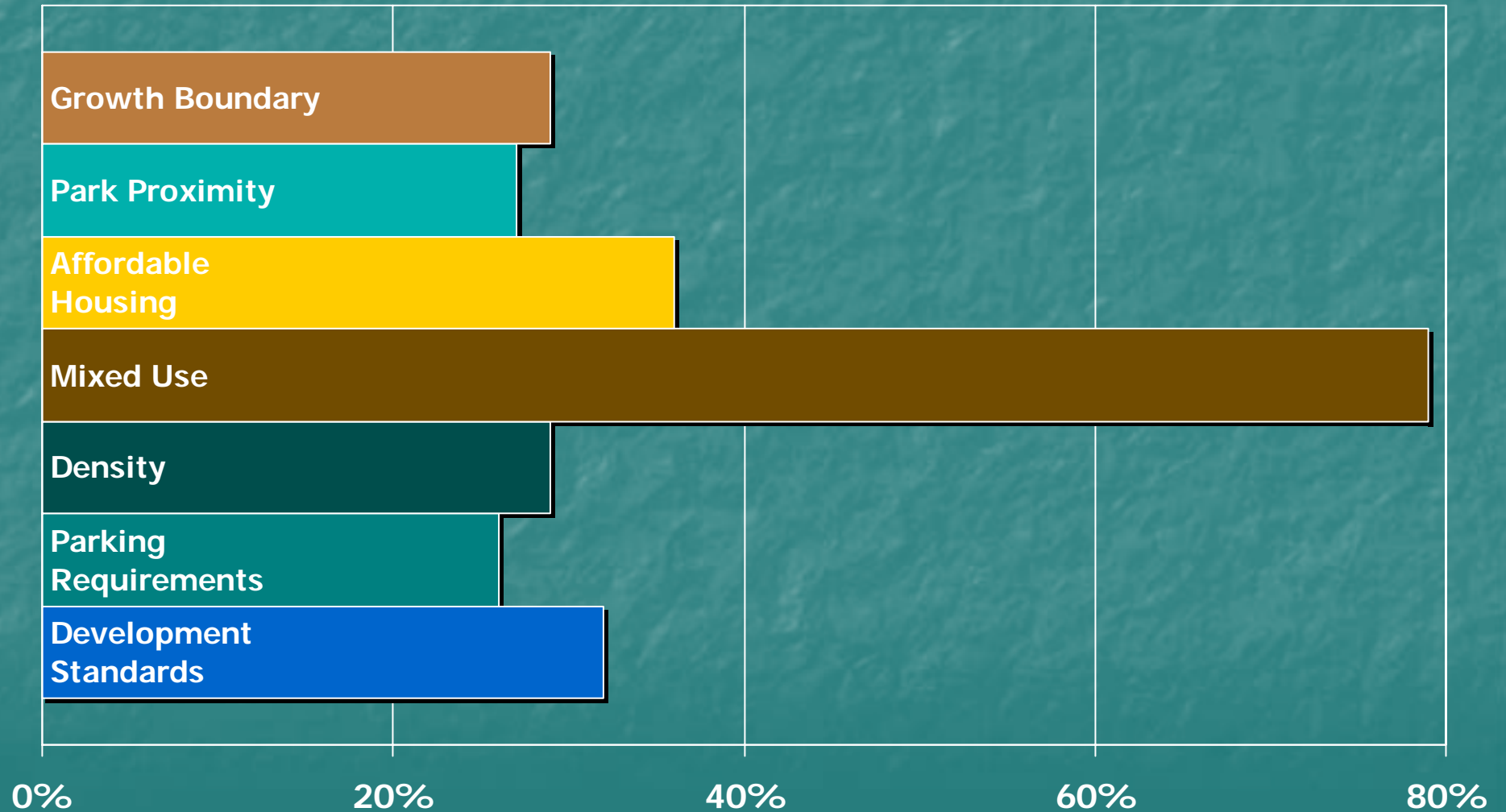
- Measures policies only
- Not measured:
 - On-the-ground reality
 - Commitment to policies
 - Regional consensus



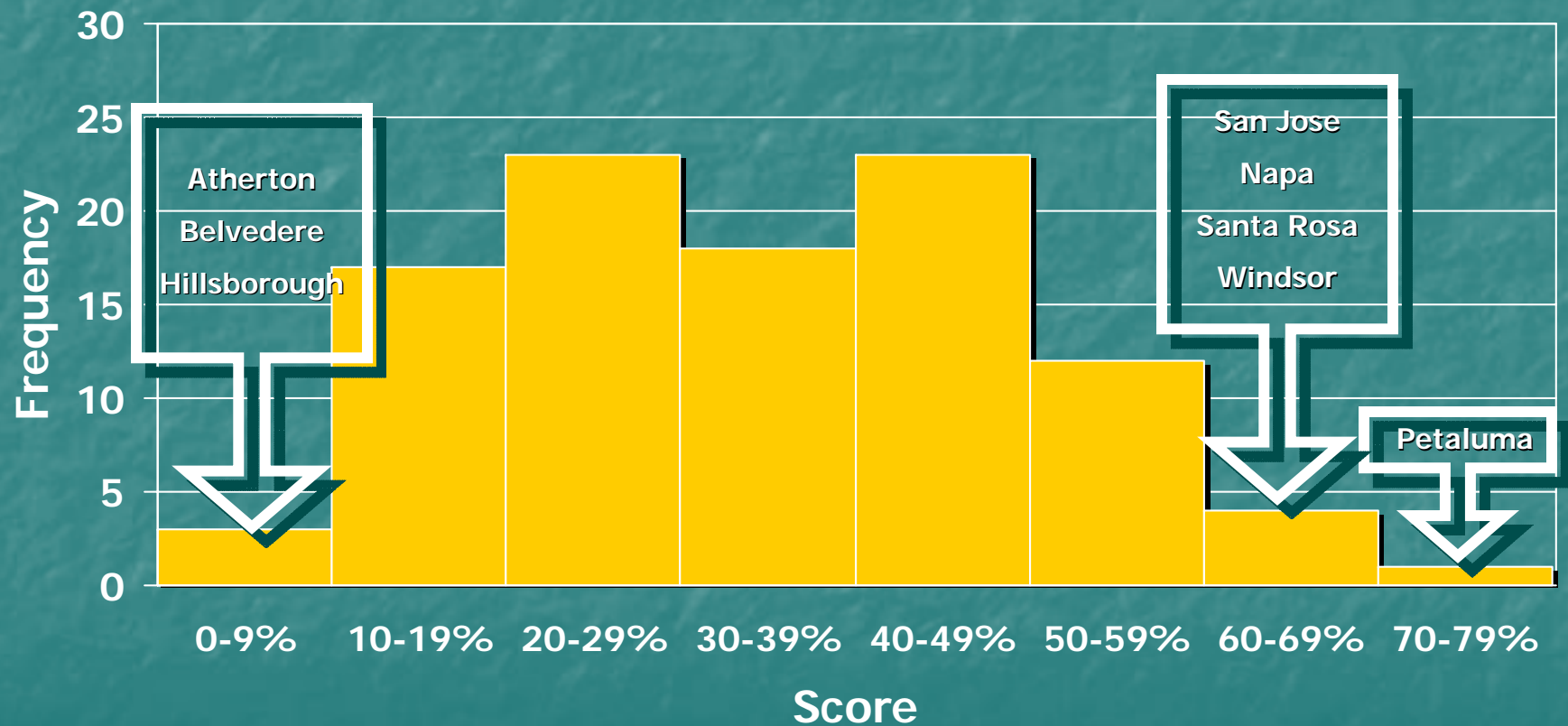
Average County Scores



Average City Scores



Frequency Distribution of Aggregated Scores

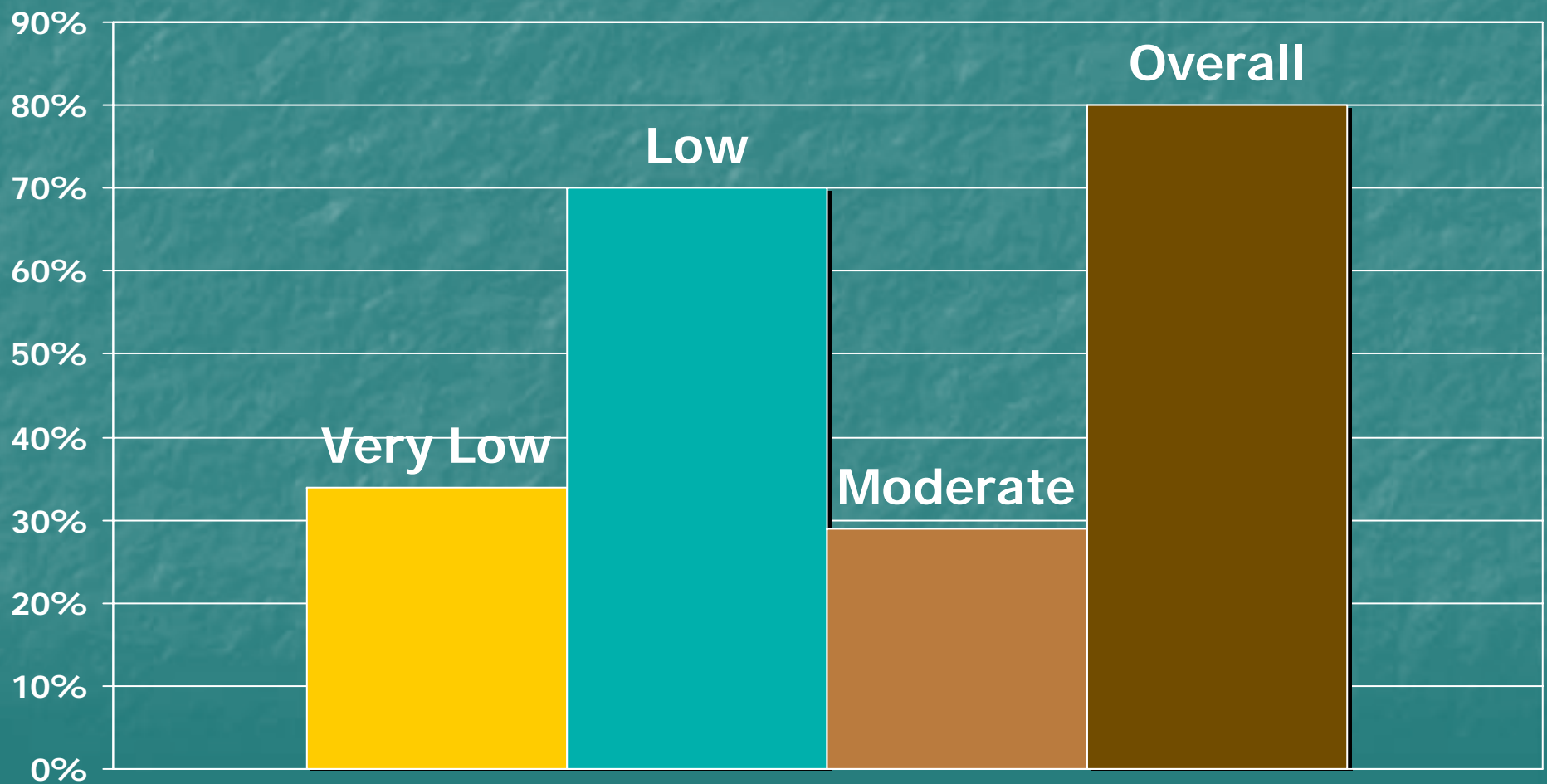


3. A Place to Call Home

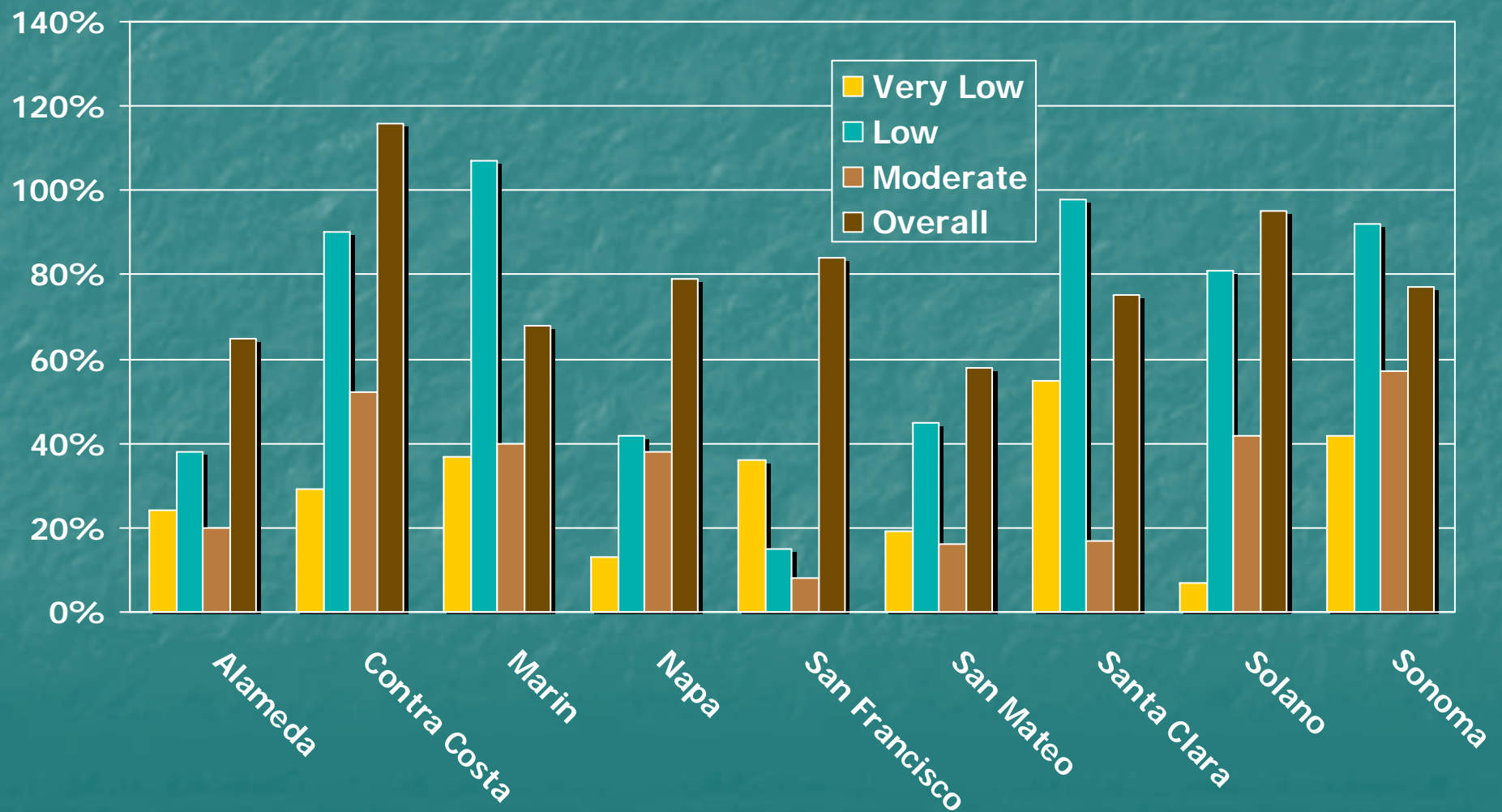


- Links housing to other regional objectives
 - Transportation
 - Environment
 - Economy
- Summarizes housing challenges
 - Supply
 - Affordability
- Outlines barriers
 - Community resistance
 - Regulations
 - Fiscal structure
- Assesses RHNA progress
- Suggests solutions

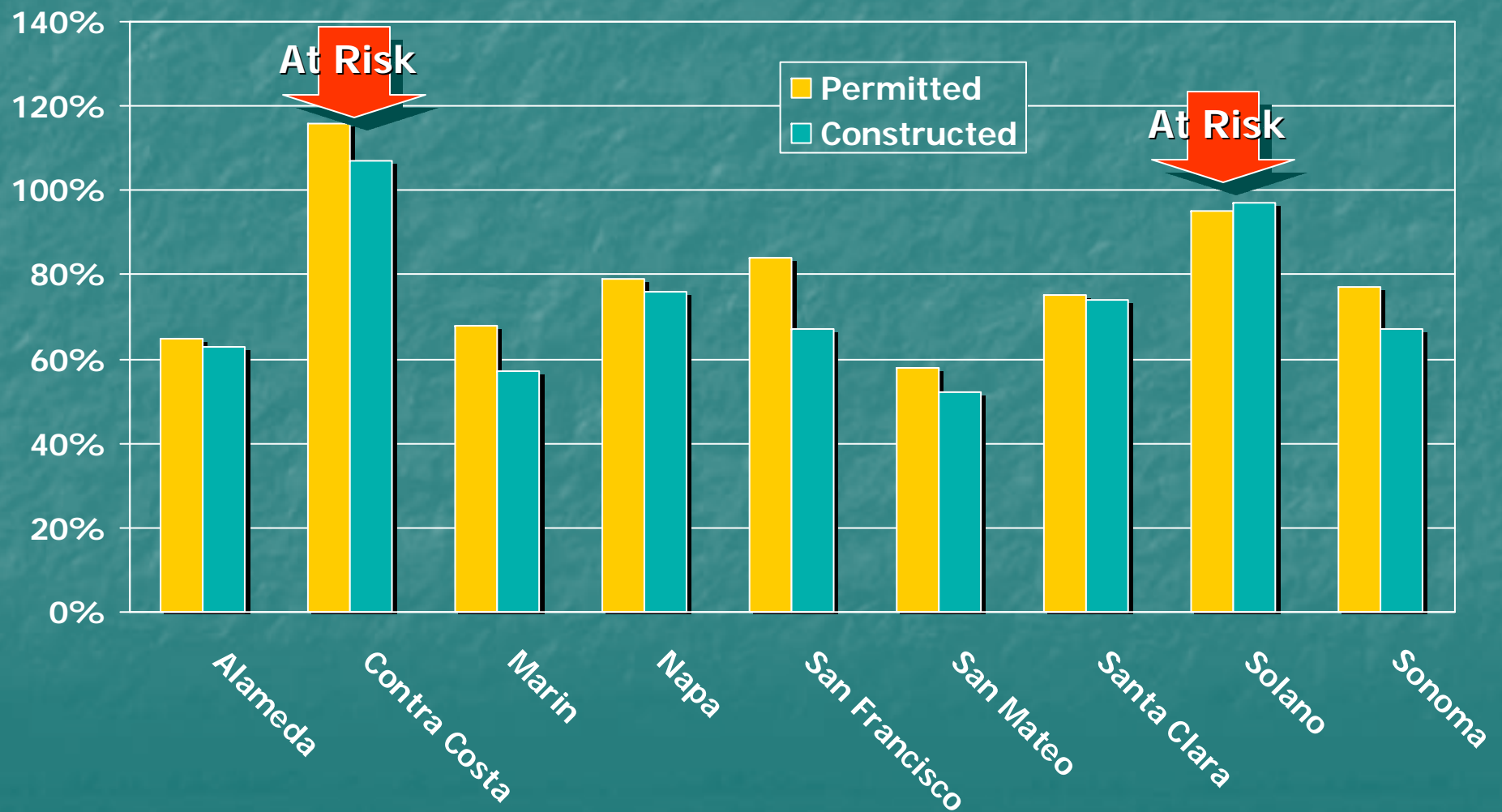
Permits Compared to RHNA Regional Total, 1999 to 2006



Permits Compared to RHNA 1999 to 2006



Overall RHNA Performance 1999 to 2006



Housing Grades

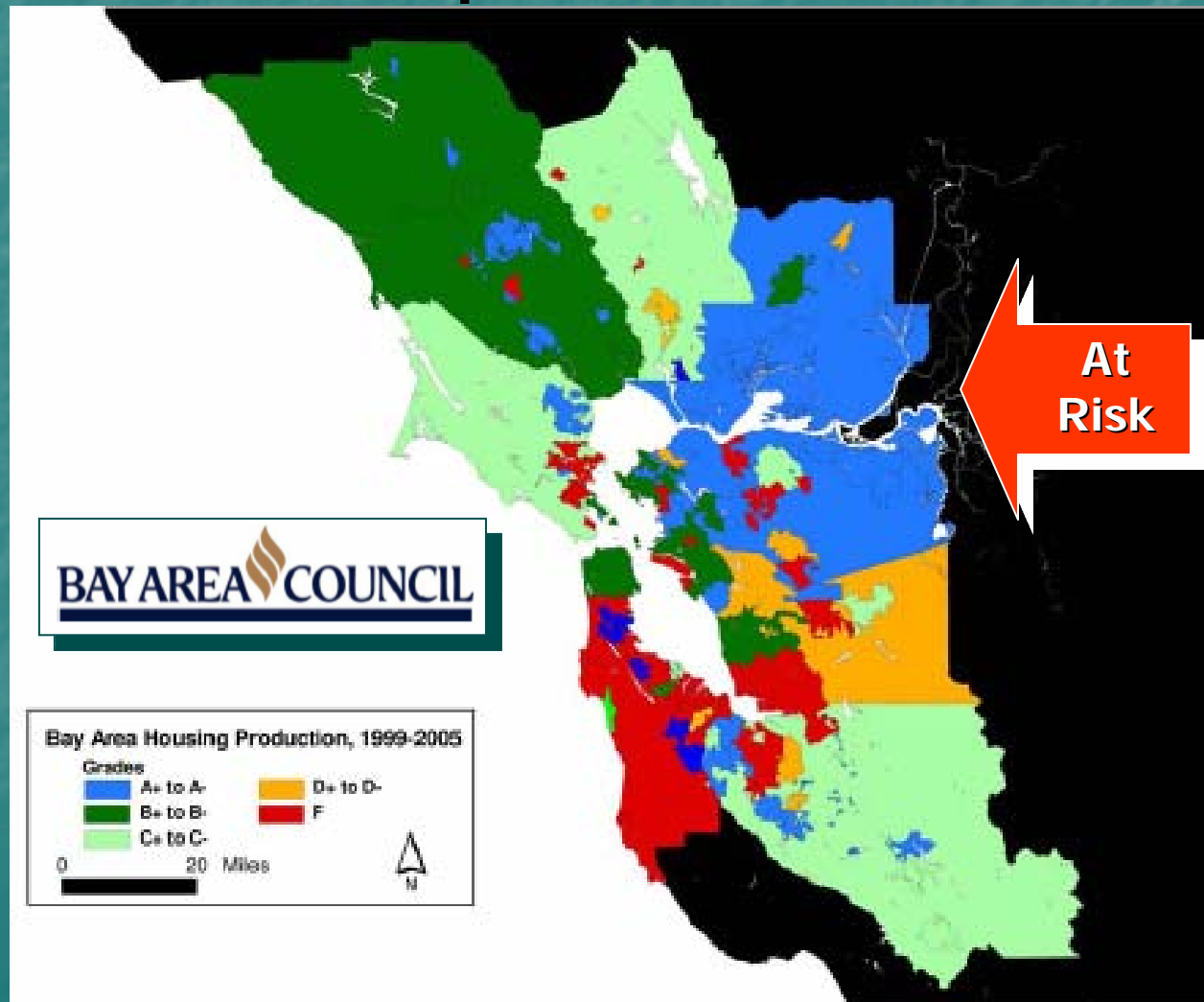
County	Permits 1999-2005	RHND 1999-2005	Surplus / (Deficit)	Percent Completed	Current Grade	Prior Grade
Alameda	30,154	45,233	(15,079)	67%	D+	D+
Contra Costa	40,087	33,206	6,881	121%	A+	A+
Marin	4,397	6,298	(1,901)	70%	C-	C
Napa	4,929	6,828	(1,899)	72%	C-	B+
San Francisco	16,999	19,893	(2,894)	86%	B	B+
San Mateo	9,365	15,762	(6,397)	59%	F	D
Santa Clara	43,407	58,058	(12,651)	77%	C+	B-
Solano	17,333	18,058	(725)	96%	A	A+
Sonoma	17,425	21,569	(4,144)	81%	B-	B-
Bay Area	184,076	222,705	(38,629)	83%	B	B

Grading Scheme

≥100% = A+	87-89% = B+	77-79% = C+	67-69% = D+	<60% = F
95-99% = A	83-86% = B	73-76% = C	63-66% = D	
90-94% = A-	80-82% = B-	70-72% = C-	60-62% = D-	



Housing Grades for Cities and Unincorporated Areas



4. Blueprint Planning in California

- Commissioned by BTH
- Compares “regional vision” planning in 4 metro areas:
 - Bay Area (ABAG, MTC)
 - Los Angeles-Southern California (SCAG)
 - Sacramento (SACOG)
 - San Diego (SANDAG)

Occasional Papers

Blueprint Planning in California: Forging Consensus on Metropolitan Growth and Development

Elisa Barbour
Michael Teitz

A background report for the Blueprint Learning Network, an ongoing working group convened by the California Department of Transportation. A presentation based on this report was given to the group on May 12, 2006.

June 21, 2006

Public
Policy
Institute of
California

Some Conclusions

- We're the same, but different
 - Same issues in different orders
- A hit to the head commands attention
 - Money talks, courts order
- Size matters
 - Smaller is a lot easier
- Goldilocks lives
 - Consensus generally finds the middle ground

Some More Conclusions

- Multi-sector involvement is critical
 - Can't plan with them; can't plan without them
- Local government buy-in is a must
 - "This is *OUR* land."
 - It has to be *OUR* plan.
- CMAs are part of the solution, too.
 - T/LU connection needed at all levels

Still More Conclusions

- We need carrots, and maybe some sticks
 - But beware of peanut butter
- Steadiness is essential
 - This is long-term effort
 - Consistency and persistence is required to maintain momentum
 - It requires continuous planning, not just plan-making
 - Too early to tell whether we can make a real difference

And a Final Conclusion

- This is really, really hard
- But really, really important